

**GOVERNMENT OF ANDHRA PRADESH**

**ABSTRACT**

Municipal Administration and Urban Development (M) Department – Revised  
Building Rules 2007 – Certain amendments – Orders – Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT**

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G. O. Ms. No. 612

Dated: 02. 09.2008

Read the following:

1. G.O. Ms. No. 678 M.A. & U.D. Department Dated 07-09-2007.
2. G.O.Ms.No.281 M.A&U.D(M1)Dept Dated :01-04-2008

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**ORDER:**

Whereas in the G.O. first read above, with a view to protect the water bodies from direct intervention and possible encroachments, certain restrictions were imposed on building activity in respect of sites located in the vicinity of water bodies. As per the rule 5 (b) (iii) of the said G.O., in respect of sites located in the vicinity of major water bodies of 25 Acres (10 Hectares) and above, 30 meter green buffer zone shall be provided from the boundary of water body and after this green belt, mandatory setback has to be insisted while granting the building permission.

After issue of above G.O, many people including Professionals, public representatives, Architects, Engineers, Builders and Developers have represented to the Government that in view of rising land cost, it would be very difficult to leave 30 mts buffer zone unless certain incentives are given on par with the road widening cases viz., a) concessions in setbacks b) permitting additional built-up area and c) granting Transferable Developmental Rights.

Government after careful examination of the matter have felt that in view of rising land cost and with a view to mitigate the hardship to land owners whose lands abut such water bodies without compromising on the environmental concern of protecting these water bodies, have decided to incentivize the land owners whose lands are affected due to buffer zone stipulations. With a view to encourage the land owners to maintain required distance from the major water bodies following amendment is issued to G. .O. Ms. No. 678 M.A. & U.D. Department Dated 07-09-2007.

**NOTIFICATION**

In exercise of the powers conferred under Section 585 of the Hyderabad Municipal Corporation Act, 1955, Section 11 of the Visakhapatnam Municipal Corporation Act, 1955, Section 11 of the Vijayawada Municipal Corporation Act 1981, Section 326 of the Andhra Pradesh Municipalities Act, 1965, and Section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975 the Governor of Andhra Pradesh hereby issue the following amendment to the Rules issued in the G.O. 1<sup>st</sup> read above.

**AMENDMENT**

In Rule 5 (b) (iii) the following shall be added :

“ Out of this 30 mts , 9mts from the FTL shall be maintained as green buffer zone and the balance buffer zone can be treated as part of the mandatory setback. In case the required setback is less than the balance buffer zone the difference of the same can be treated as part of the setback transferred from the other sides except front side subject to compliance of fire safety requirements ”

A copy of this order is available on the internet and can be accessed at the address [www.ap.gov.in/goir](http://www.ap.gov.in/goir)

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**S.P. SINGH  
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner and Director, Printing, Stationery and Stores Purchase A.P. Hyderabad (in duplicate, with a request to publish the Notification in the Extraordinary Gazette of A.P. dated: 05-09-2008, and furnish 000 copies to Government)

The Director of Town and Country Planning, A.P. Hyderabad.

The Commissioner and Director of Municipal Administration, A.P. Hyderabad.

The Commissioners of all Municipal Corporations/ Municipalities in the State, through Commissioner and Director of Municipal Administration.

The Vice chairman of all Urban Development Authorities in the State.

The Director General Fire Services.

The Chairperson, AP Transco.

The Managing Director, H.M.W.S&S.B, Hyderabad.

The Engineer in Chief (Public Health) Hyderabad.

The Commissioner& Inspector General of Registration & Stamps.

The Managing Director, AP Housing Board.

Copy to:

The Special Secretary to Chief Minister.

The P.S. to Minister (M.A).

The P.S. to Principal Secretary to Government (MA&UD Dept)

The P.S. to Secretary to Government (M.A & U.D. Dept)

S.F/S.C.

//FORWARDED BY ORDER//

SECTION OFFICER